



**1 THE SQUARE, EAST ROUNTON, NORTHALLERTON, NORTH YORKSHIRE, DL6 2LB**  
£850 per month

**Carter Jonas**



# 1 THE SQUARE, EAST ROUNTON, NORTHALLERTON, DL6 2LB

- Available Now
- Oil Central Heating
- EPC Rating E
- Council Tax Band C
- Pets Considered
- Off Street Parking

## THE PROPERTY

Available now, this delightful three bedroomed semi-detached character cottage offers a beautiful village location, off road parking and a fully enclosed garden.

Nestled within the popular village of East Rounton, 1 The Square sits just 9 miles from Northallerton, 12 miles from Stokesley and 14 miles from Middlesbrough which makes the property ideal for someone with commuter needs.

To the ground floor, the accommodation briefly comprises a well-proportioned sitting room with an open fireplace and views overlooking The Square, kitchen with neutral fitted units and plenty of space for a family dining table as required, walk through utility room with sink and brand new fitted units with plumbing in situ for a washing machine as required and a new family bathroom suite including a shower over the bath.

Upstairs there are two spacious double bedrooms and one single bedroom which could be utilised as a store room or home office.

There is ample off-street parking available to the side of the property with a fully enclosed south-facing garden to the rear.

Electricity, water and sewerage are all on a mains supply.

Internet and Mobile:

Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

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The market town of Northallerton, nearby town of Stokesley and large market town of Darlington all offer excellent everyday shopping facilities and are all well known for their restaurants, theatres and various historic points of interest.

Offered on behalf of Arncliffe Estate, this attractive property is offered on an initial 12-month tenancy basis and would be ideally situated for those looking for the peace and quiet of village life.

1 The Square offers oil fired central heating, ample off-road parking, a fully enclosed garden to the rear of the property with a fantastic selection of amenities in the local area including Roots Farm Shop & Café and Dark Star Plants which are less than 0.5 miles away and Whitegates Nursery which is situated in the nearby village of West Rounton.

The deposit will be £980 (5 week's rent) at a rental value of £850 per calendar month.

The holding deposit will be £196 (1 week's rent) of £850 per calendar month.


**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only.
Local Authority	Council Tax Band C





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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